

Plans for the  
SITE IMPROVEMENTS TO

## MARBLE FARM HOMESTEAD PARK

0 ACTON STREET

MAYNARD, MASSACHUSETTS 01754

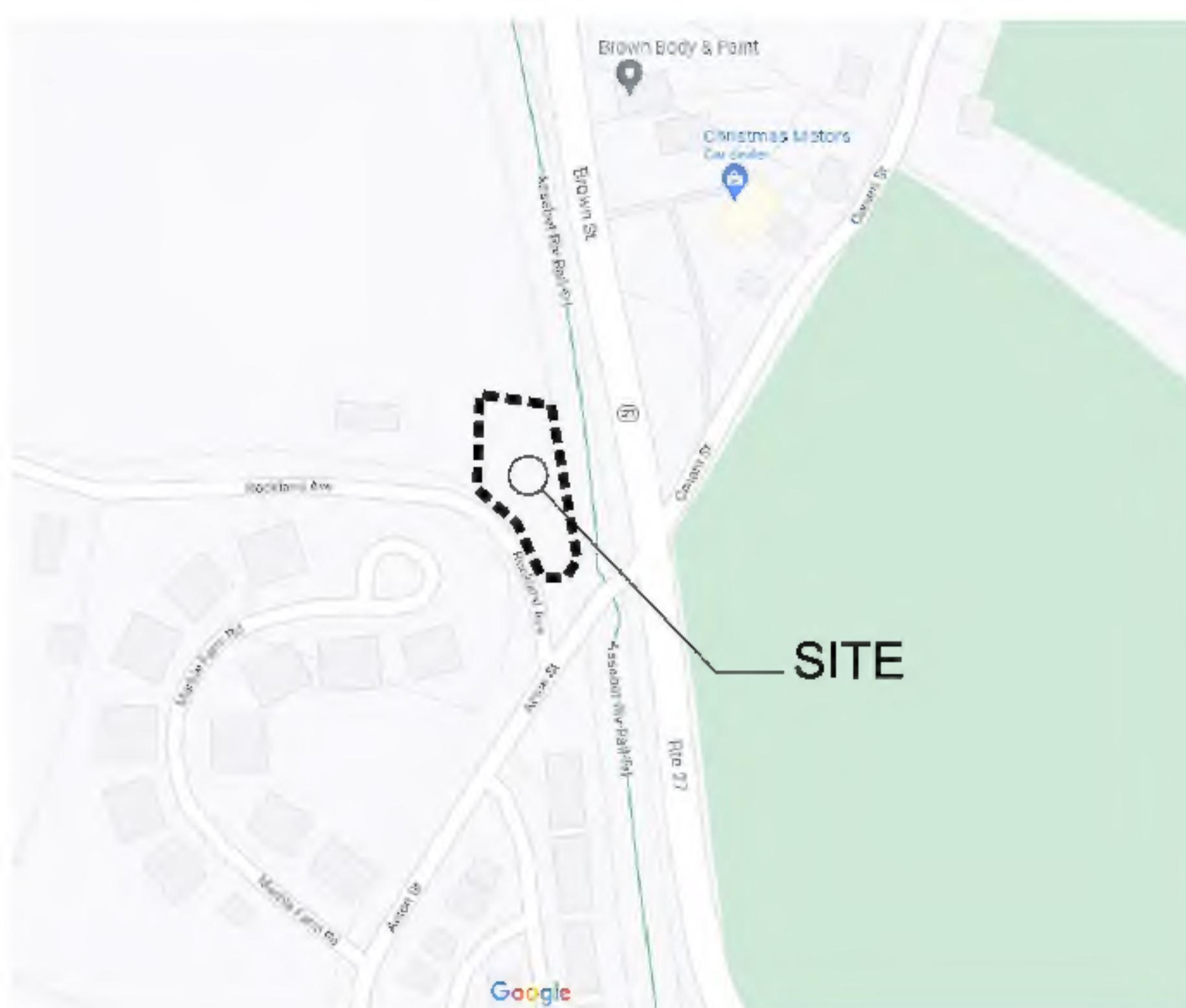
Gregory Johnson, Town Administrator

DEPARTMENT OF PUBLIC WORKS

Justin DeMarco, Director of Public Works

# 100% CONSTRUCTION DOCUMENTS

### LOCUS PLAN:



Prepared by:

CBA | Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE MA 02141  
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com

landscape architecture  
urban design  
master planning

DRAWING LIST - Project No. 2020-0151  
L0.0 Existing Conditions  
L1.0 Demolition Plan  
L2.0 Materials Plan  
L3.0 Layout Plan - Walls and Edges  
L3.1 Layout Plan - Site Furnishings & Fencing  
L4.0 Grading & Planting Plan  
L5.0 Details - Paving & Edges  
L5.1 Details - Furniture & Fencing



March 2022

SITE IMPROVEMENTS TO: MARBLE FARM HOMESTEAD PARK

**UTILITY NOTE:**

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

**DATUM**  
N.A.V.D OF 1988.

**LEGEND:**

- N/A NOW OR FORMERLY OVERHEAD WIRES
- UP TEE LINE
- UP UTILITY POLE
- GAS GATE
- GAS SERVICE (BURIED)
- WATER GATE
- WATER SERVICE (BURIED)
- DRAIN MANHOLE
- SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTHOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

TOPOGRAPHIC  
PLAN OF LAND  
IN

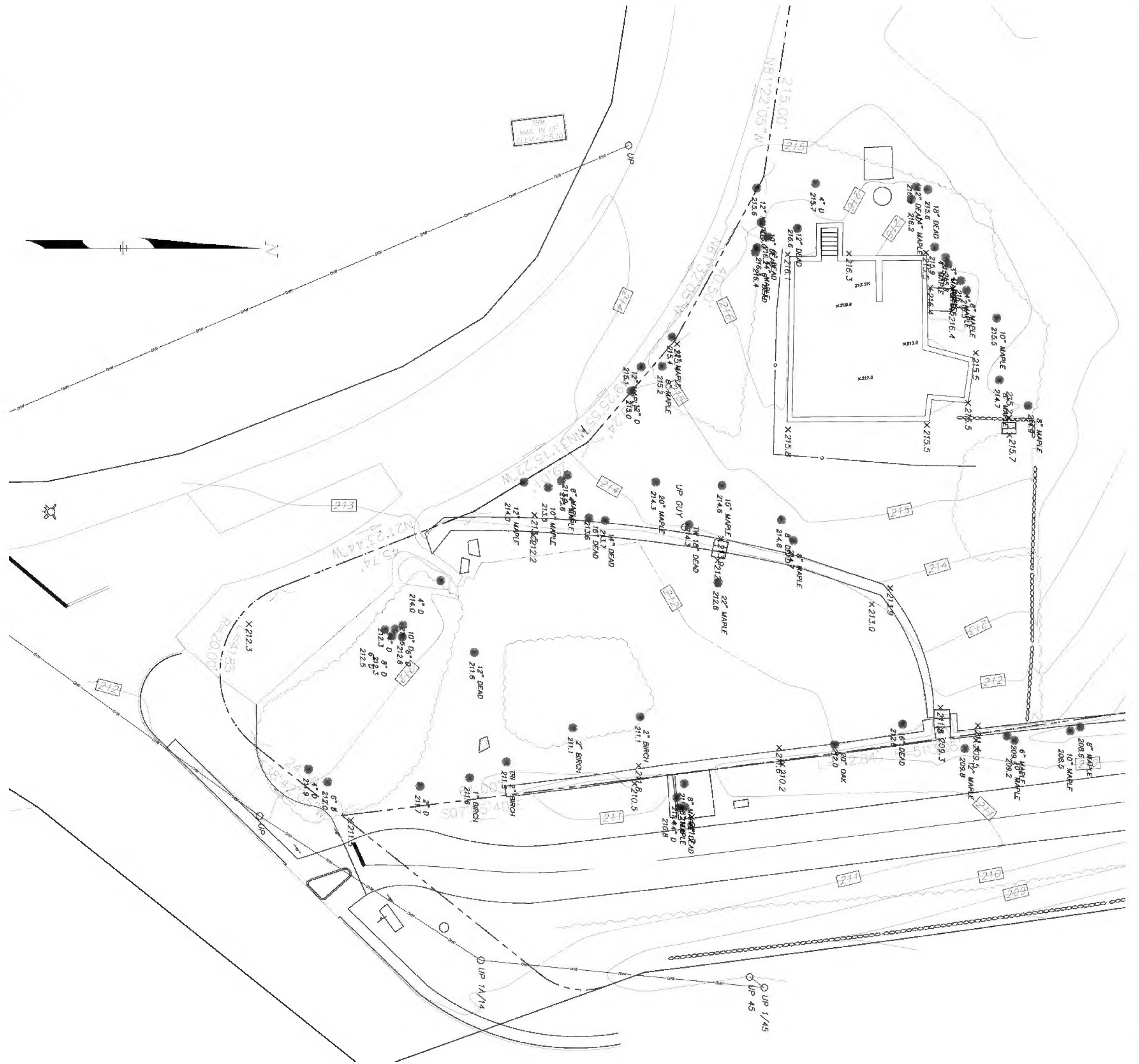
**MAYNARD, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

FOR: CBA LANDSCAPE ARCHITECTS, LLC  
SCALE: 1"=10' AUGUST 31, 2021

**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 10 20 30 40 FT

(6870work.dwg) Marble Farm SM-6870



# MARBLE FARM PARK

## EXISTING CONDITIONS PLAN

Maynard, MA

CBA | Landscape Architects LLC

4 THORNDIKE STREET | CAMBRIDGE MA 02141  
phone 617.945.9780 | www.cbaland.com

landscape architecture

urban design

master planning

DATE: 08-31-2021  
SCALE: 1/8" = 1'-0"  
FILE: 2020-0-0-EC.dwg  
DWN BY:  
CKD BY:  
PROJ. #:

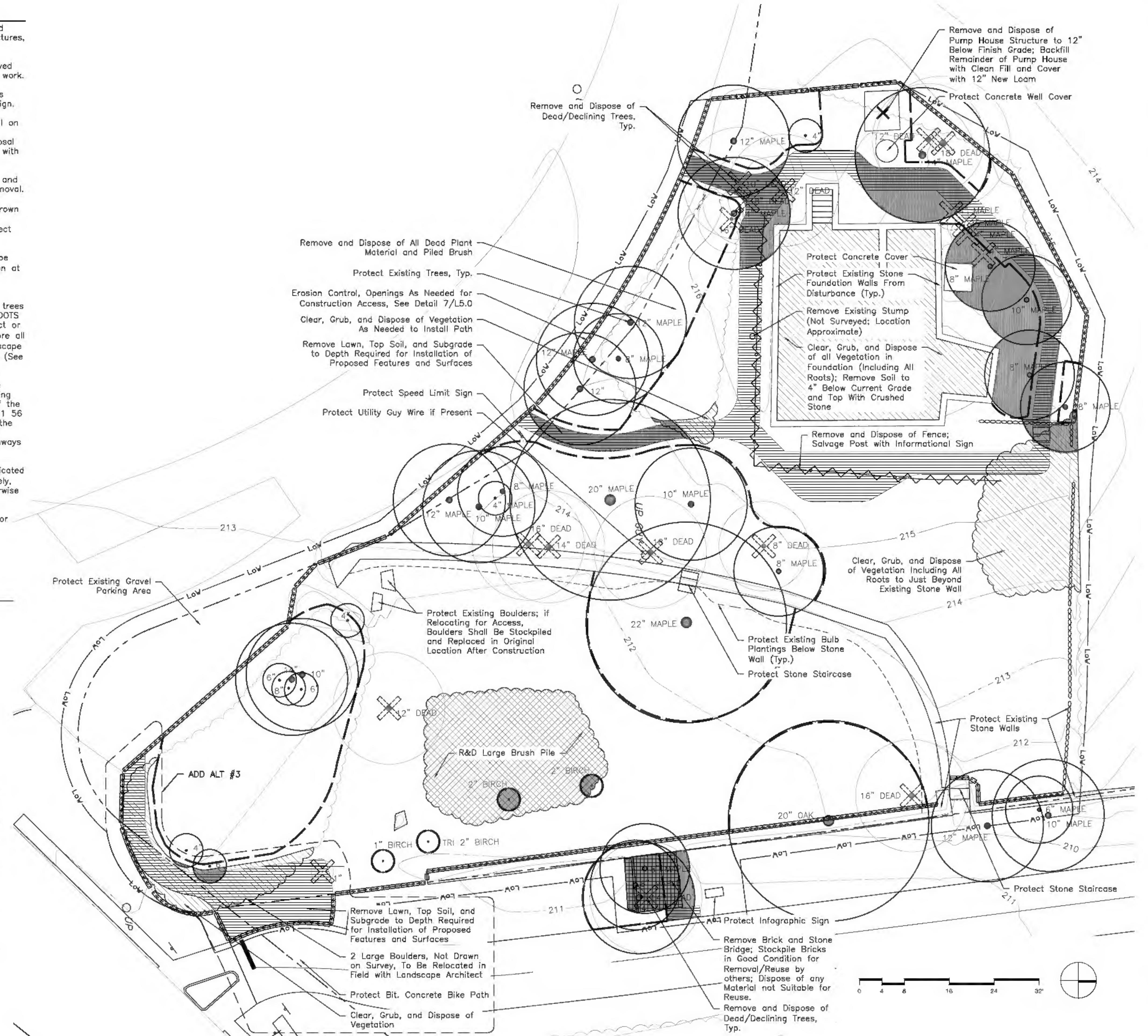
LO.0

## DEMOLITION NOTES

- The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures, prior to starting construction. Call DIG-SAFE.
- Landscape Contractor shall review items to be removed with Landscape Architect prior to commencement of work.
- Contractor shall complete all demolition and removals required to complete the intent of the proposed design.
- The Town of Maynard shall have right of first refusal on all removed materials not indicated for reuse or stockpiling. Contractor is responsible for proper disposal of all refused materials, off-site and in accordance with all applicable regulations.
- Protect from damage all trees, walls, curbs, paving, and any other site feature that is not designated for removal.
- All trees marked for protection are to be pruned (Crown Cleaning only) by a Massachusetts Certified Arborist. Review all pruning in the field with Landscape Architect before beginning.
- Any damaged item not scheduled for removal shall be restored by the Contractor to the Owner's satisfaction at no extra charge.
- ALL REMOVALS AND ALL EXCAVATIONS outside Tree Protection Fencing but within the dripline of existing trees shall be HAND WORK or AIR SPADE ONLY. Cut NO ROOTS without the express permission of Landscape Architect or Owner's Representative. Provide 48 hours notice before all such work in "Hand Work Only" areas to allow Landscape Architect or Owner's Representative to observe work. (See Specifications 01 57 00).**
- Temporary fencing with construction signage shall be installed around the perimeter of the work and staging areas to secure project site and notify the public of the closure for construction; see Specification sections 01 56 00 and 10 14 00. The Temporary Fencing shall be the minimum necessary to enclose the work and staging unless otherwise directed in the Field. All public pathways outside the indicated fencing shall remain open.
- All furnishings, pavements, fixtures and plantings indicated as "Remove and Dispose" shall be removed completely, including footing, subbase, or stump except as otherwise directed or approved by Landscape Architect.
- See 02 01 00, Maintenance of Existing Conditions, for stone foundation and wall protection information.

## LEGEND

- Property Line
- LoV Limit of Work
- Erosion Control
- Remove and Dispose of Fence
- Approximate Location of Tree Protection (See Detail 8/L5.0)
- Hand Dig in Critical Root Zone
- Clear, Grub, and Dispose of Vegetation (See 31 31 19)
- Remove and Dispose of Large Brush Pile
- Remove Brick and Stone Bridge; Stockpile Bricks in Good Condition for Removal/Reuse by Others; Dispose of Any Material Not Suitable for Reuse.
- Remove Lawn, Top Soil, and Subgrade to Depth Required for Installation of Proposed Features and Surfaces
- Typ. Typical
- X Remove and Dispose of Object and Footing
- Protect and Prune Existing Tree
- Remove and Dispose of Tree and Grind Stump



**MARBLE FARM PARK**  
Maynard, MA  
DEMOLITION PLAN

DATE: 03-09-2022  
SCALE: 1/8" = 1'-0"  
FILE: 2020-1-Demo.dwg  
DWN BY: JAW  
CKD BY: DJC  
PROJ. #: 2020



L1.0

## MATERIALS NOTES

- The Contractor shall verify locations of and protect all utilities, drainage, and sub-drainage structures prior to commencing work (Call 1-800-Dig-Safe). The Contractor will take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
- Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
- Repair any new damage to existing site features to remain and to any disruption beyond the limit of work.
- The Landscape Contractor shall secure the perimeter of the project work areas, and provide all required temporary barriers and pedestrian safety measures, as outlined in Section 01 56 00.
- See 02 01 00, Maintenance of Existing Conditions, for stone foundation and wall protection information.

## ADD ALTERNATES

### ADD ALTERNATE #1:

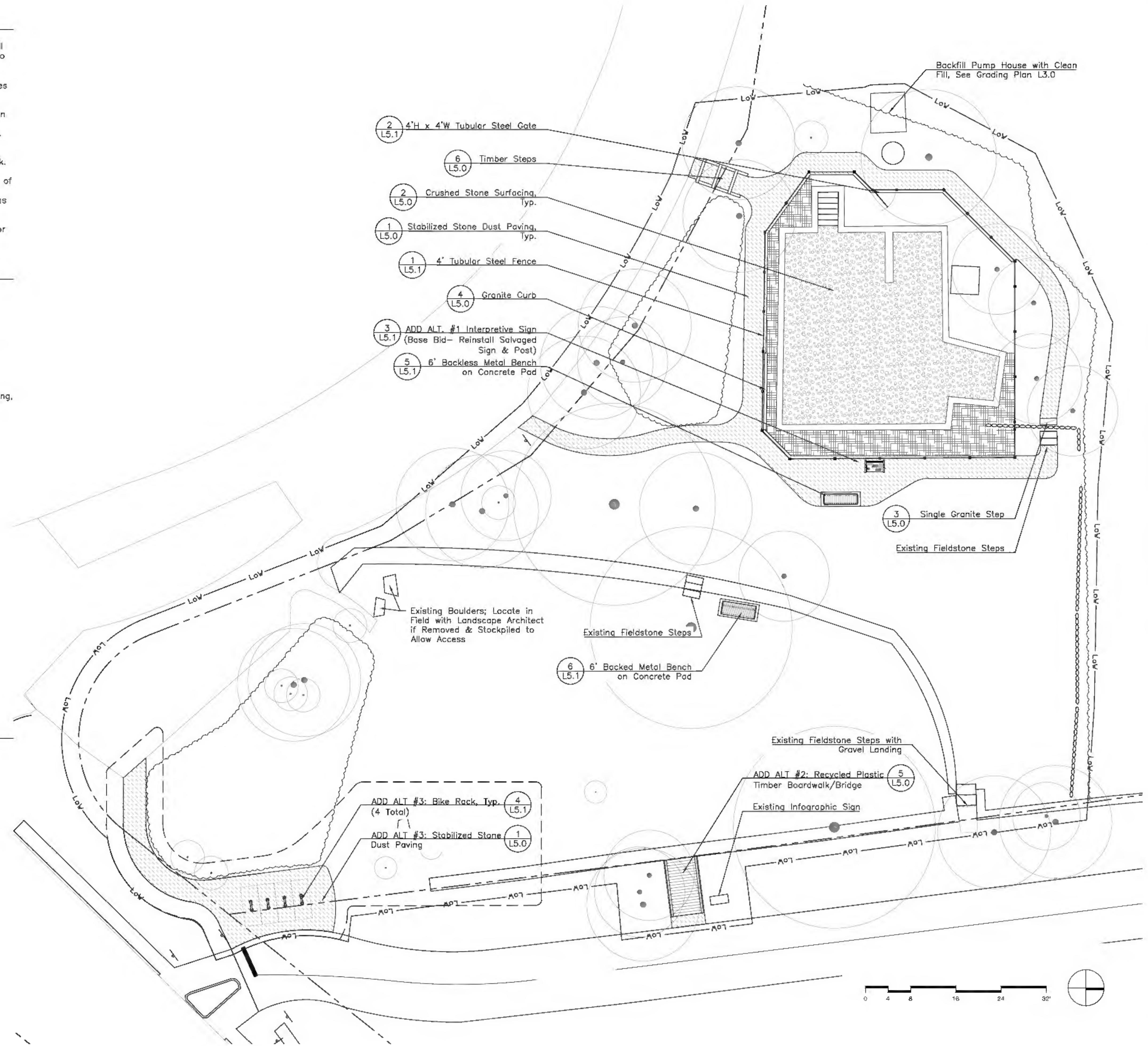
- Add Interpretive Sign at Upper Walkway.
- Deduct Relocate Salvaged Interpretive Sign & Post.

### ADD ALTERNATE #2:

- Add Recycled Plastic Timber Boardwalk/Bridge and Associated Stabilized Stone Dust Paving and Stone Surfacing.

### ADD ALTERNATE #3:

- Add Bike Racks (4 Total), Stabilized Stone Dust Paving, and Associated Demolition including Tree Removal.

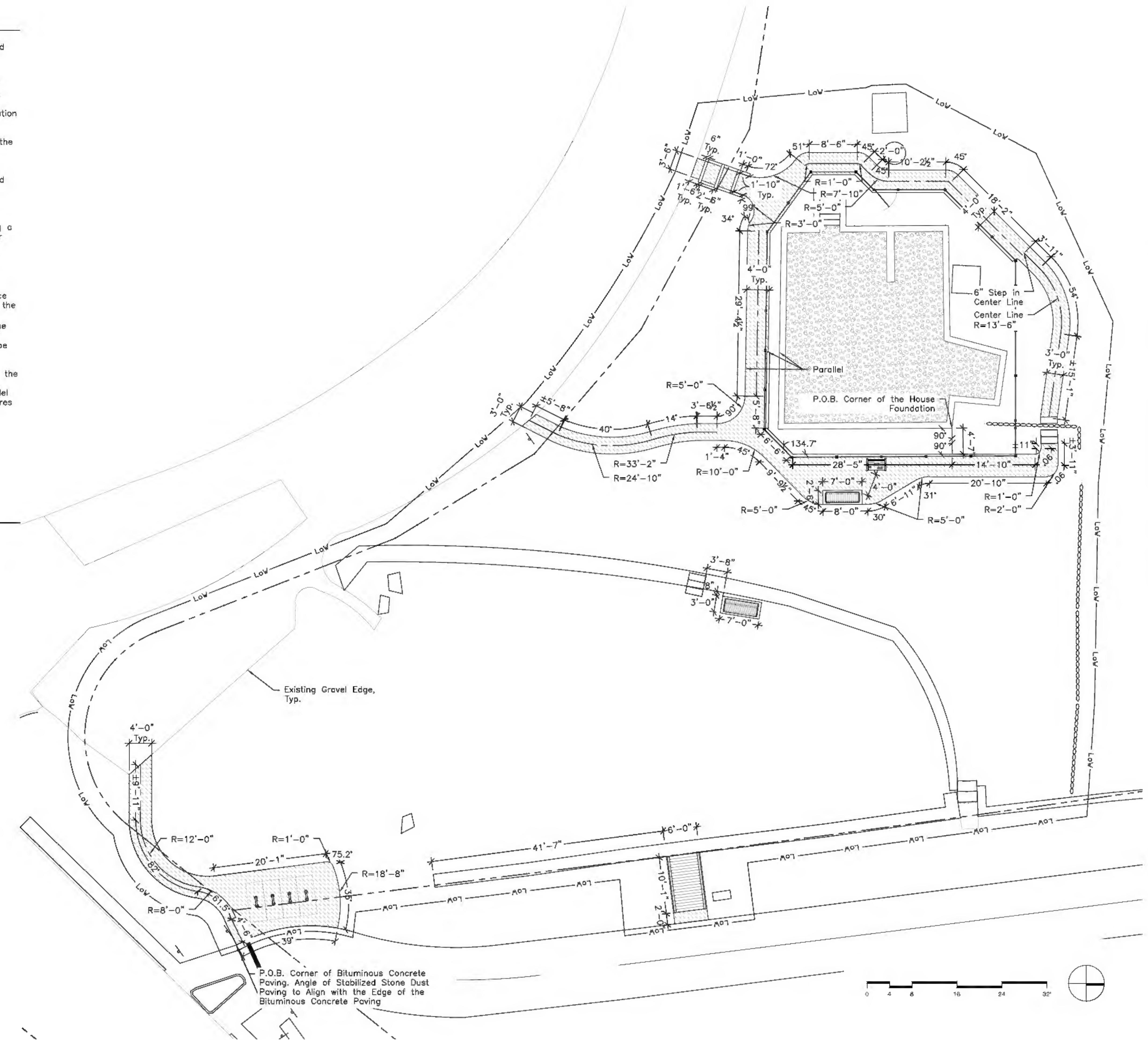


## LAYOUT NOTES

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures. Call DIG-SAFE.
2. Landscape Contractor shall verify all dimensions and elevations on the ground prior to commencement of construction, and shall immediately report any discrepancies to the Landscape Architect for clarification and resolution prior to commencement.
3. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction.
4. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
5. All layout shall be by the dimensions noted; do not scale directly from the plan. If clarification regarding a dimension or layout order is required, the Contractor shall contact the Landscape Architect.
6. Dimensions marked with "±" and/or "(Confirm)" are intended for confirmation of conformance to the expected conditions and (where applicable) that acceptable slopes and clearances are provided. Once layout has been established using other dimensions, the Contractor shall verify these dimensions (to within a tolerance of 1/2") and report any discrepancy to the Landscape Architect for acceptance or instruction regarding adjustment. These dimensions should not be used to lay out elements.
7. Where not otherwise indicated, all dimensions are to the faces of curbs and walls and to the centerlines of items shown. Layout Dimensions are measured parallel or perpendicular to guidelines, centerlines, and features unless otherwise indicated.

## LEGEND

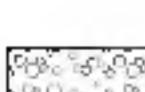
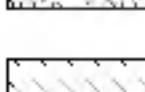
	Property Line
	Limit of Work
	P.O.B. Point of Beginning
	Crushed Stone Surfacing
	Stabilized Stone Dust Paving

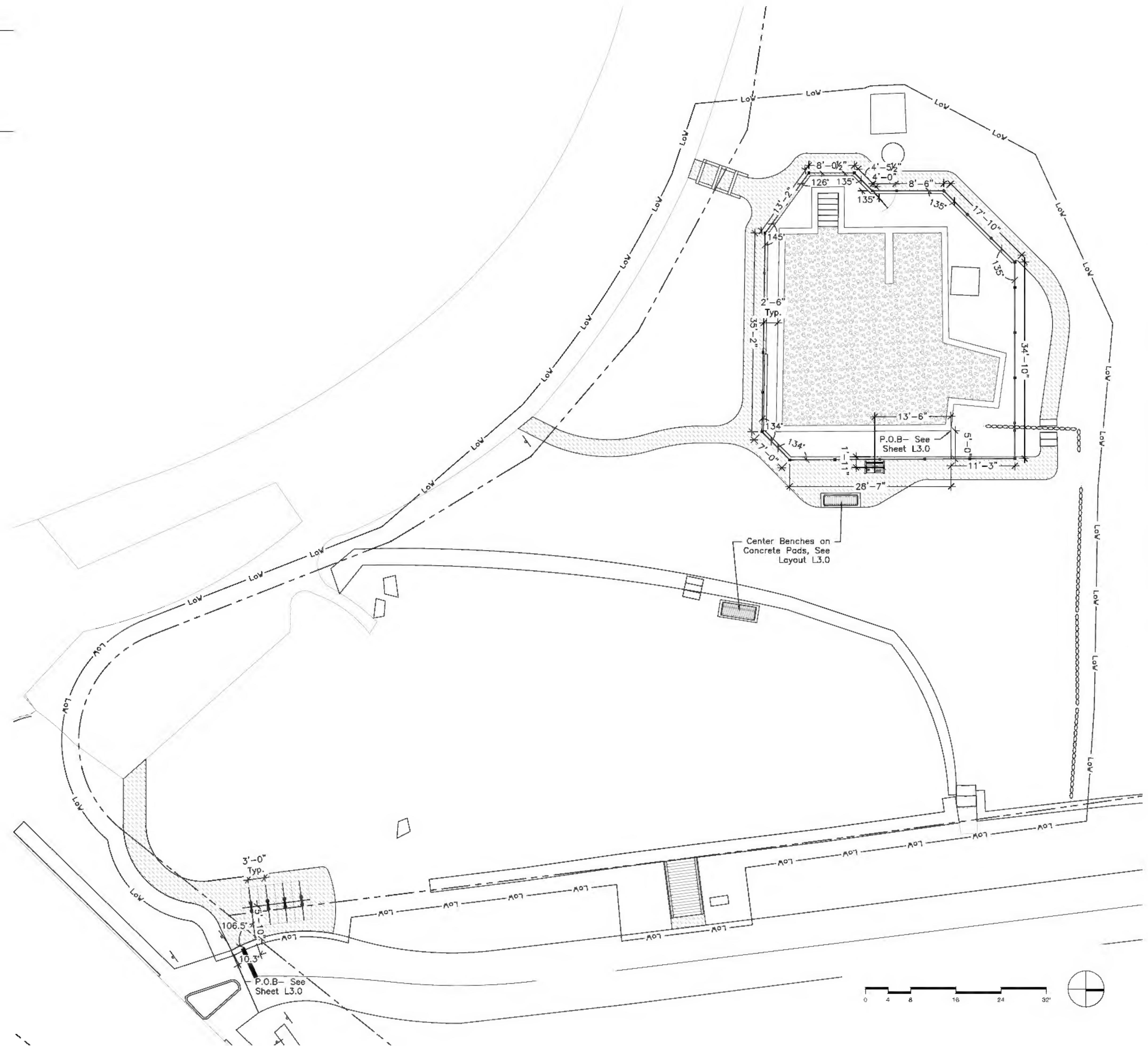


## LAYOUT NOTES

1. For Layout Notes see Sheet L3.0

## LEGEND

— — — — —	Property Line
— — — — —	Limit of Work
P.O.B	Point of Beginning
	Crushed Stone Surfacing
	Stabilized Stone Dust Paving



# MARBLE FARM PARK

Maynard, MA

## 1. LAYOUT PLAN - FURNITURE AND FENCE

DATE: 03-09-2022  
SCALE: 1/8" = 1' - 0"  
FILE: 2020-3.0-Layout.dwg  
DWN BY: JAW  
CKD BY: DJC  
PROJ #: 2020



### L3.1

24 THORNDIKE STREET | CAMBRIDGE MA 02141  
phone 617.945.9780 | [www.cband.com](http://www.cband.com) | [cb@cbland.com](mailto:cb@cbland.com)  
landscape architecture  
urban design

master planning

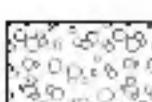
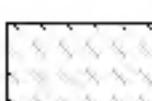
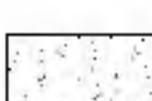
## GRADING NOTES

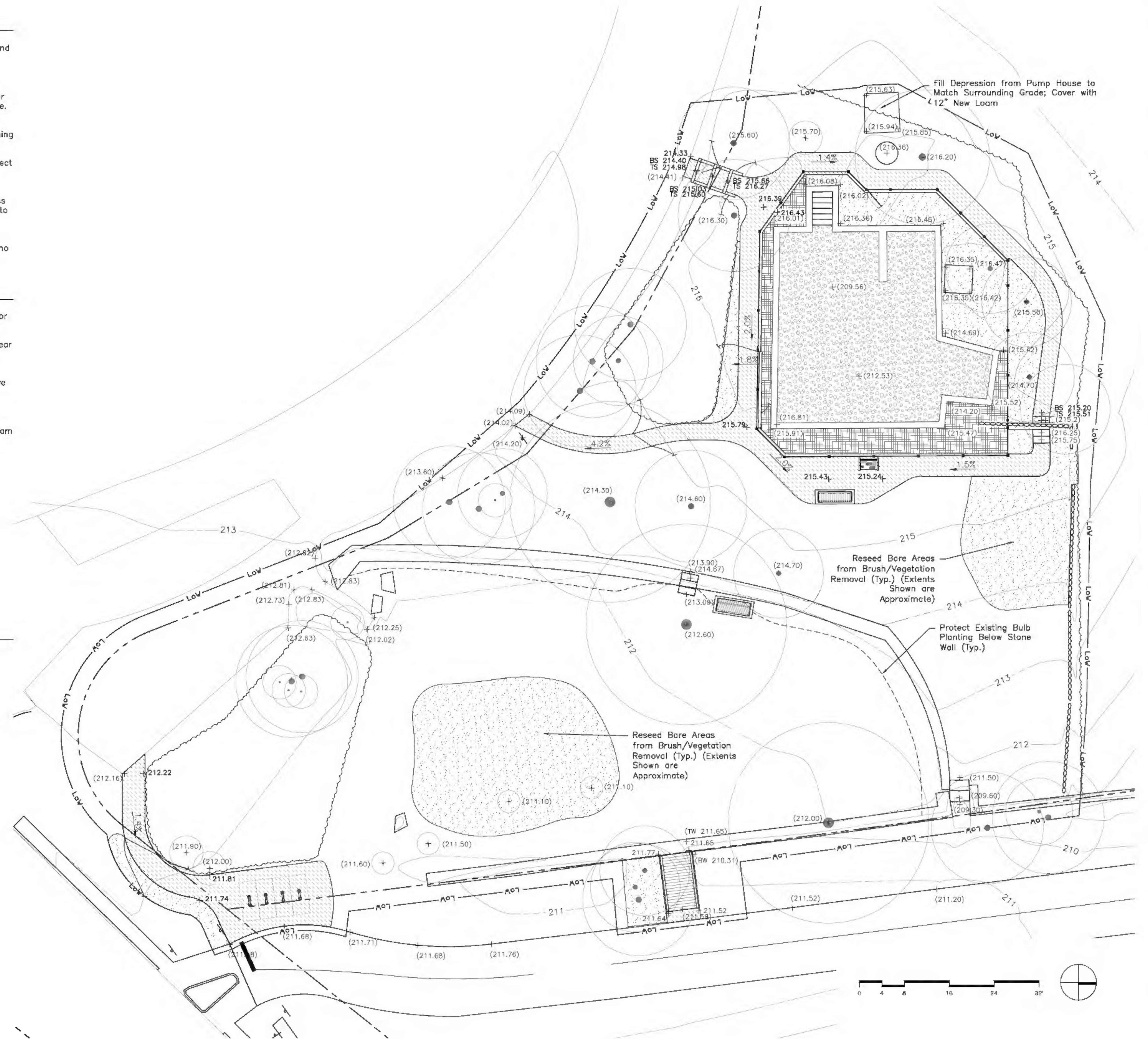
1. The Landscape Contractor shall verify location(s) of and protect all utilities, drainage, and sub-drainage structures. Call DIG SAFE (888.344.7233).
2. Grade stakes to be set for approval by Landscape Architect prior to installation of gravel bases and prior to installation of all paving, edges, walls, and furniture.
3. All transitions to existing grades to be smooth and gradual. 1.8% max. cross-slopes and 4.8% max. running slope on all paths.
4. Verify existing grades in field. Notify Landscape Architect of any discrepancies or conflicts.
5. Contractor shall notify Landscape Architect if any proposed conditions exceed 4.8% slope and 1.8% cross slope once subbase materials are installed and prior to installing finish material.
6. Any area outside the Limit of Work Line which is disturbed shall be restored to previous conditions at no cost to the owner.

## PLANTING NOTES

1. The Landscape Contractor shall protect all utilities prior to starting construction.
2. The Contractor shall guarantee seeded lawn for one year following final acceptance. See Specifications for conditions of final acceptance.
3. All lawn to be seed. Add topsoil so that all lawns have a minimum 6" depth of topsoil. See Specs for requirements.
4. The Contractor shall reseed any lawn disturbed during construction. Rototil compacted areas and add new loam as needed.

## LEGEND

— — — — —	Property Line
— — — Low — —	Limit of Work
— — — 212 — —	Existing Contours
— — — — —	Proposed Contours
+ (211.10)	Existing Spot Grade
+ 211.10	Proposed Spot Grade
	Crushed Stone Surfacing
	Stabilized Stone Dust Paving
	Mulched Plant Beds
	Seeded Lawn
	Existing Tree

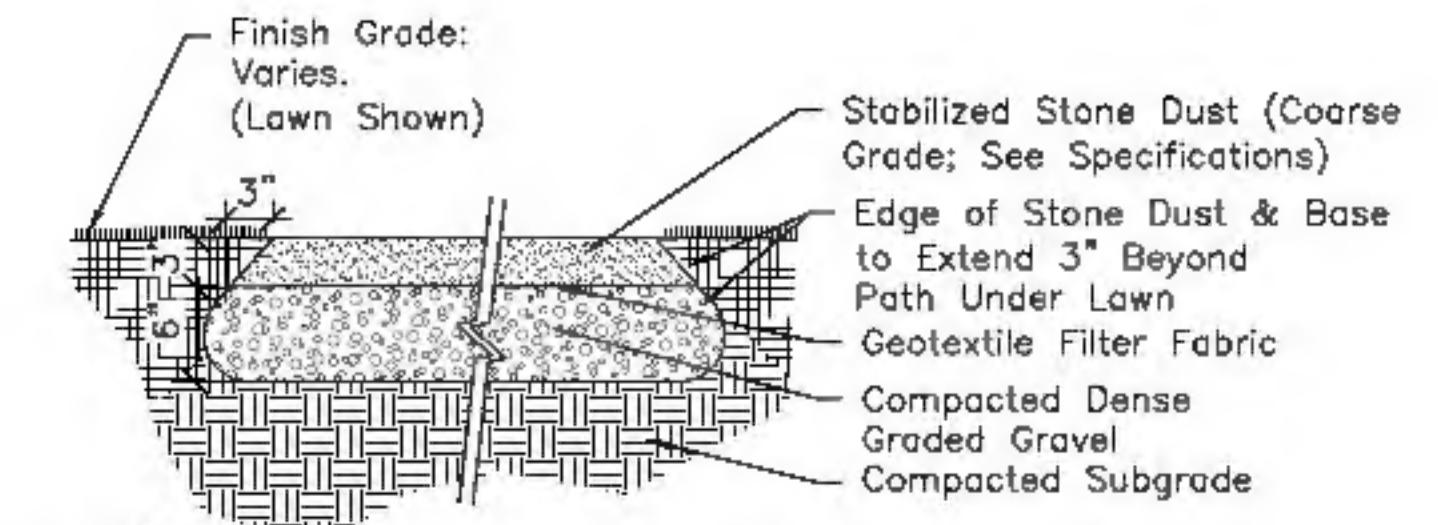


# MARBLE FARM PARK

## Maynard, MA

### DETAILS - PAVING AND EDGES

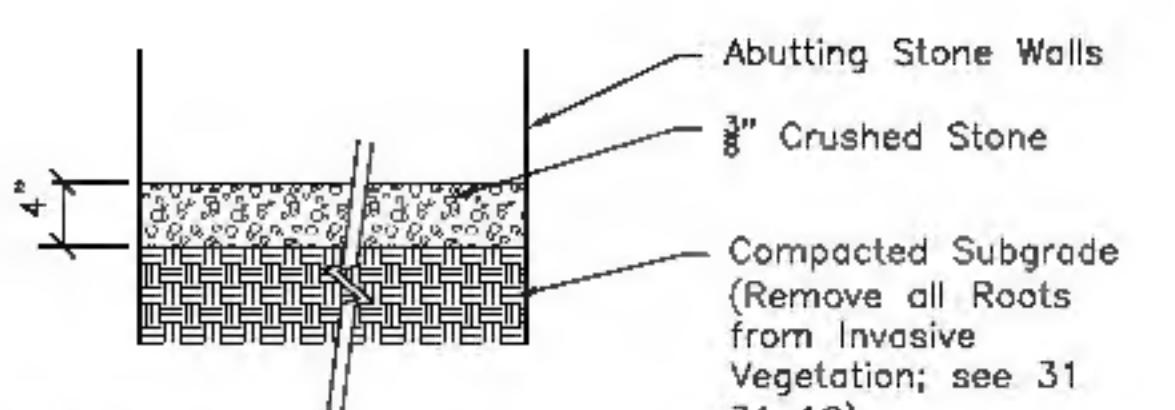
CBA | Landscape Architects LLC  
 24 THORNDIKE STREET | CAMBRIDGE, MA 02141  
 phone 617.945.9780 | www.cbaland.com | info@cbaland.com  
 landscape architecture  
 urban design  
 master planning



NOTES:  
 1. Stone Dust to meet adjacent finish grade smoothly.  
 2. See Specifications. Provide sample for approval.  
 3. Contractor to ensure stone dust and all equipment used are free of vegetative matter and seeds.

#### 1 STABILIZED STONE DUST PAVING

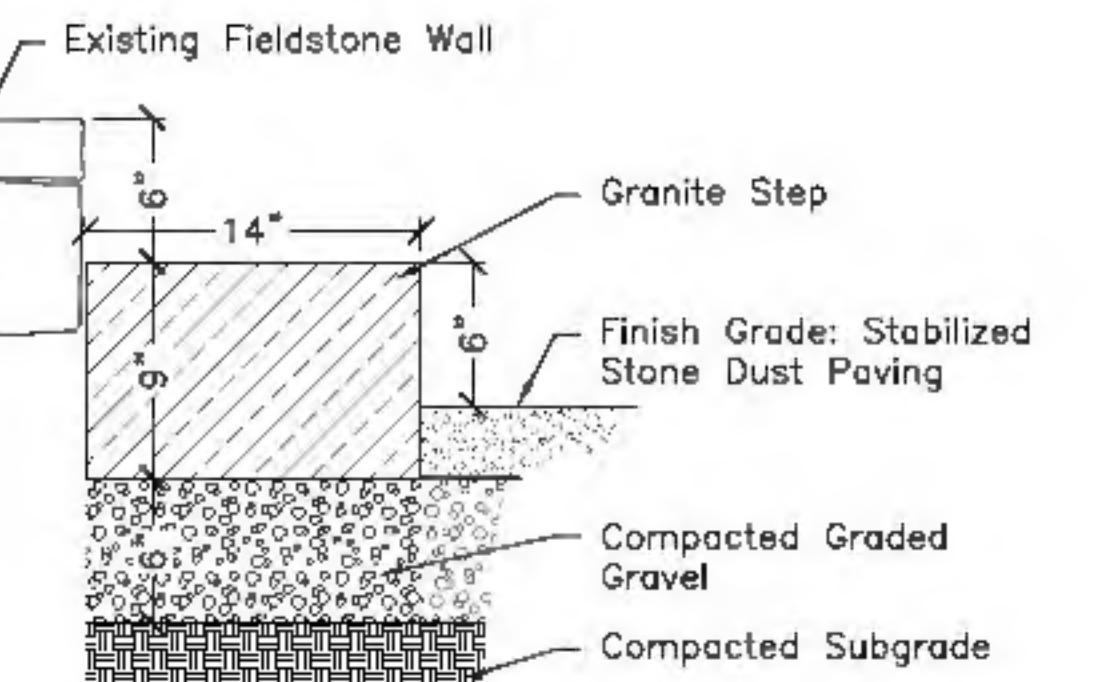
Scale: 1" = 1'-0"



NOTES:  
 1. See Specifications. Provide sample for approval.

#### 2 CRUSHED STONE SURFACING

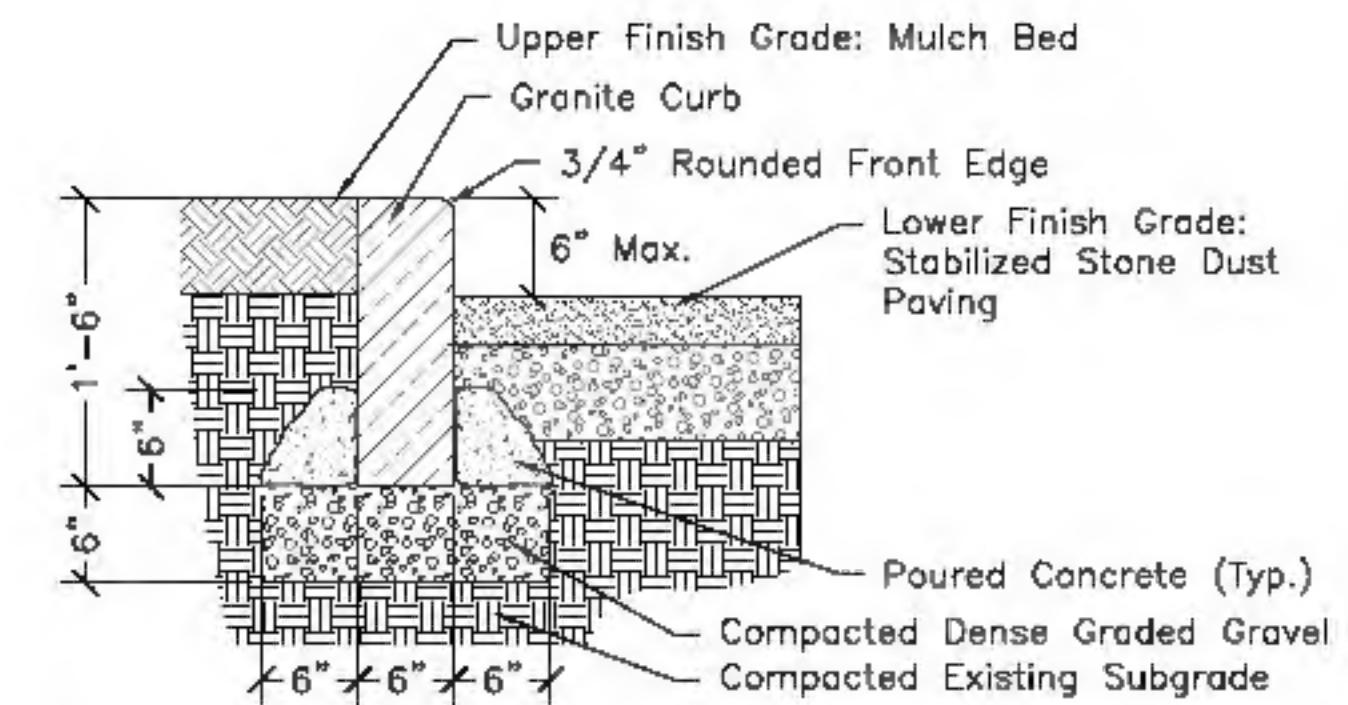
Scale: 1" = 1'-0"



NOTES:  
 1. See Specifications. Provide sample for approval.

#### 3 SINGLE GRANITE STEP

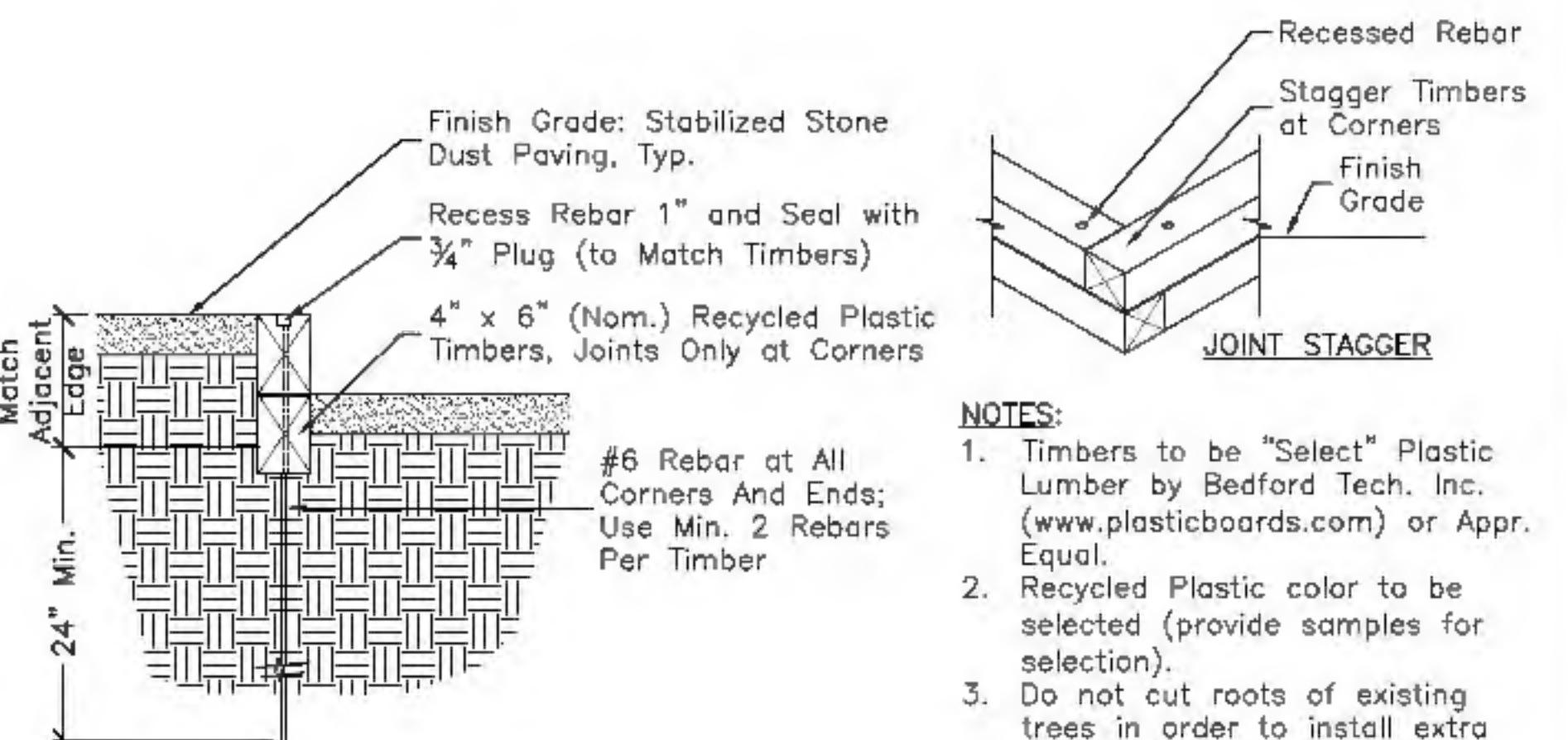
Scale: 1 1/2" = 1'-0"



NOTES:  
 1. Granite curb (6" x 18") with thermal finish top and split edges.  
 2. Color to be approved by Landscape Architect. Provide sample for approval by Landscape Architect.

#### 4 GRANITE CURB

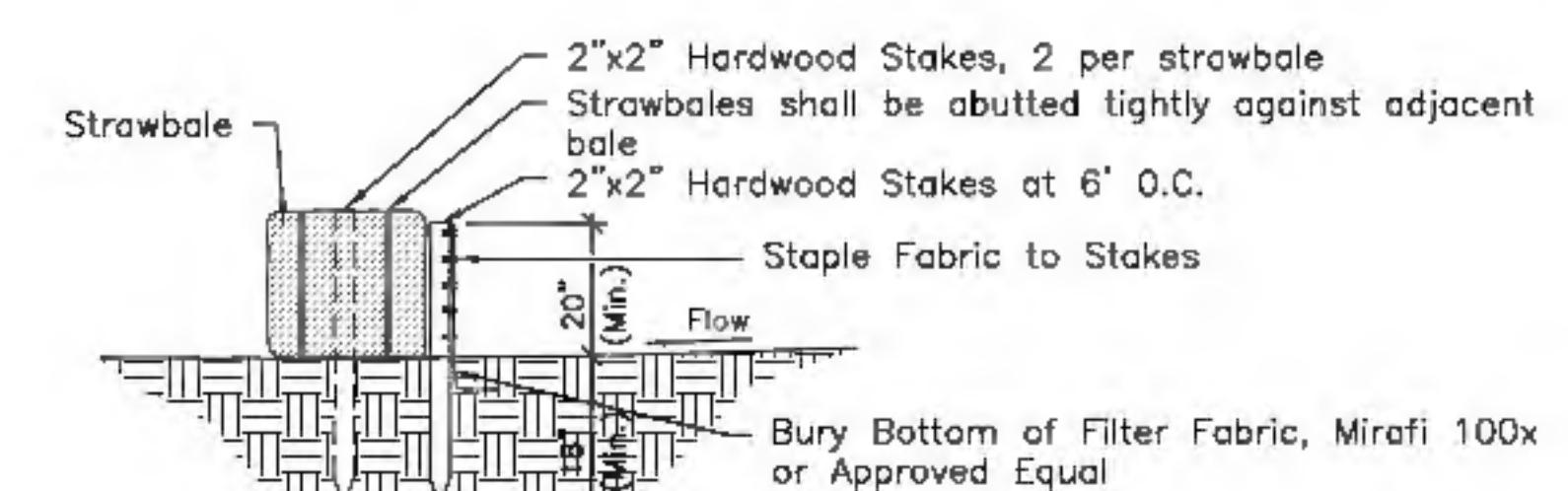
Scale: 1" = 1'-0"



NOTES:  
 1. Timbers to be "Select" Plastic Lumber by Bedford Tech, Inc. (www.plasticboards.com) or Appr. Equal.  
 2. Recycled Plastic color to be selected (provide samples for selection).  
 3. Do not cut roots of existing trees in order to install extra timbers below grade.

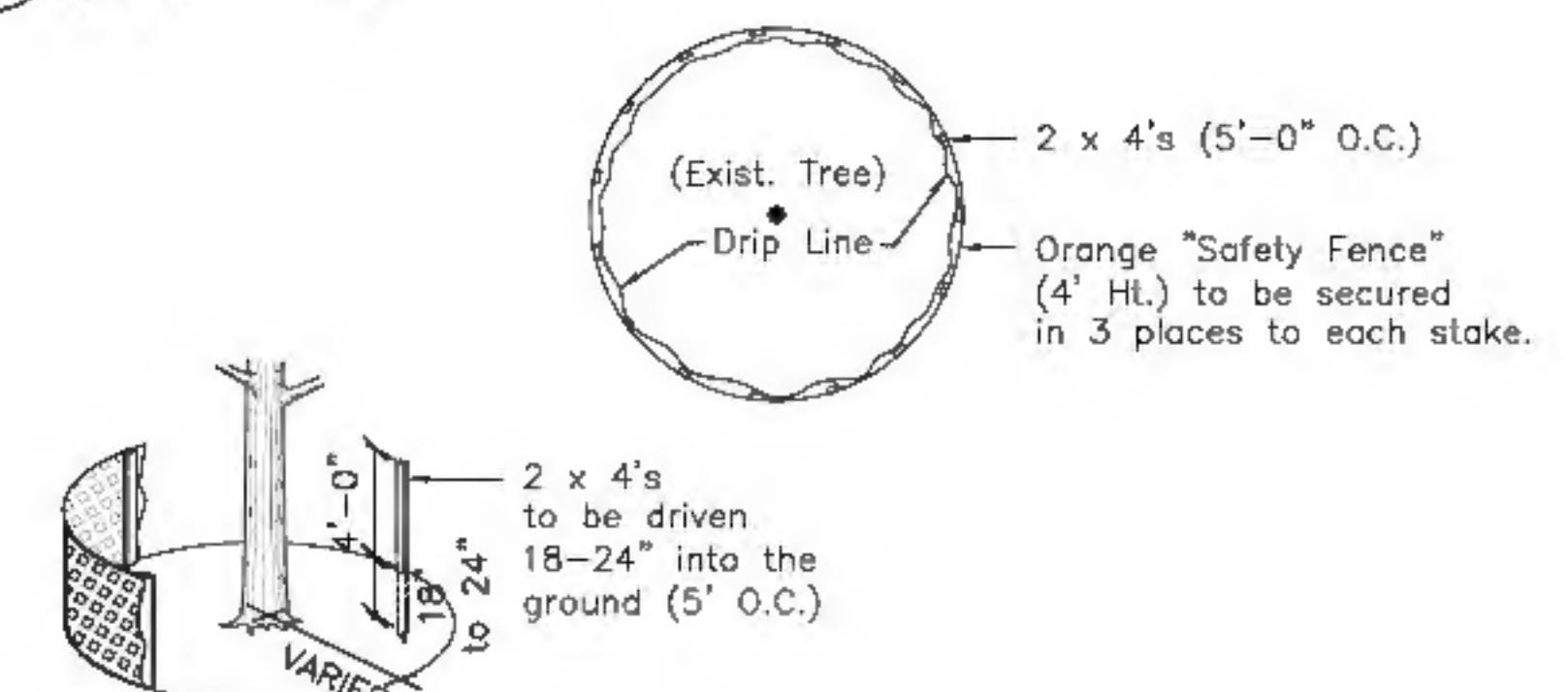
#### 6 TIMBER STEPS

Scale: 1" = 1'-0"



#### 7 EROSION CONTROL

Scale: 1" = 1'-0"



NOTES:  
 1. Maintain fence protection in sound condition until project completion.  
 2. Protective fence to run outside drip line unless otherwise required to install improvements. Spray or stake layout of all proposed paving edges and site features within the drip line of existing trees before beginning any demolition work or removal of existing material in order to determine the maximum extents of site fencing.  
 3. Layout shown above is diagrammatic only.  
 4. Landscape Architect and City of Boston Tree Warden to approve fence placement in field before construction begins.

#### 8 TREE PROTECTION

Scale: 1/2" = 1'-0"

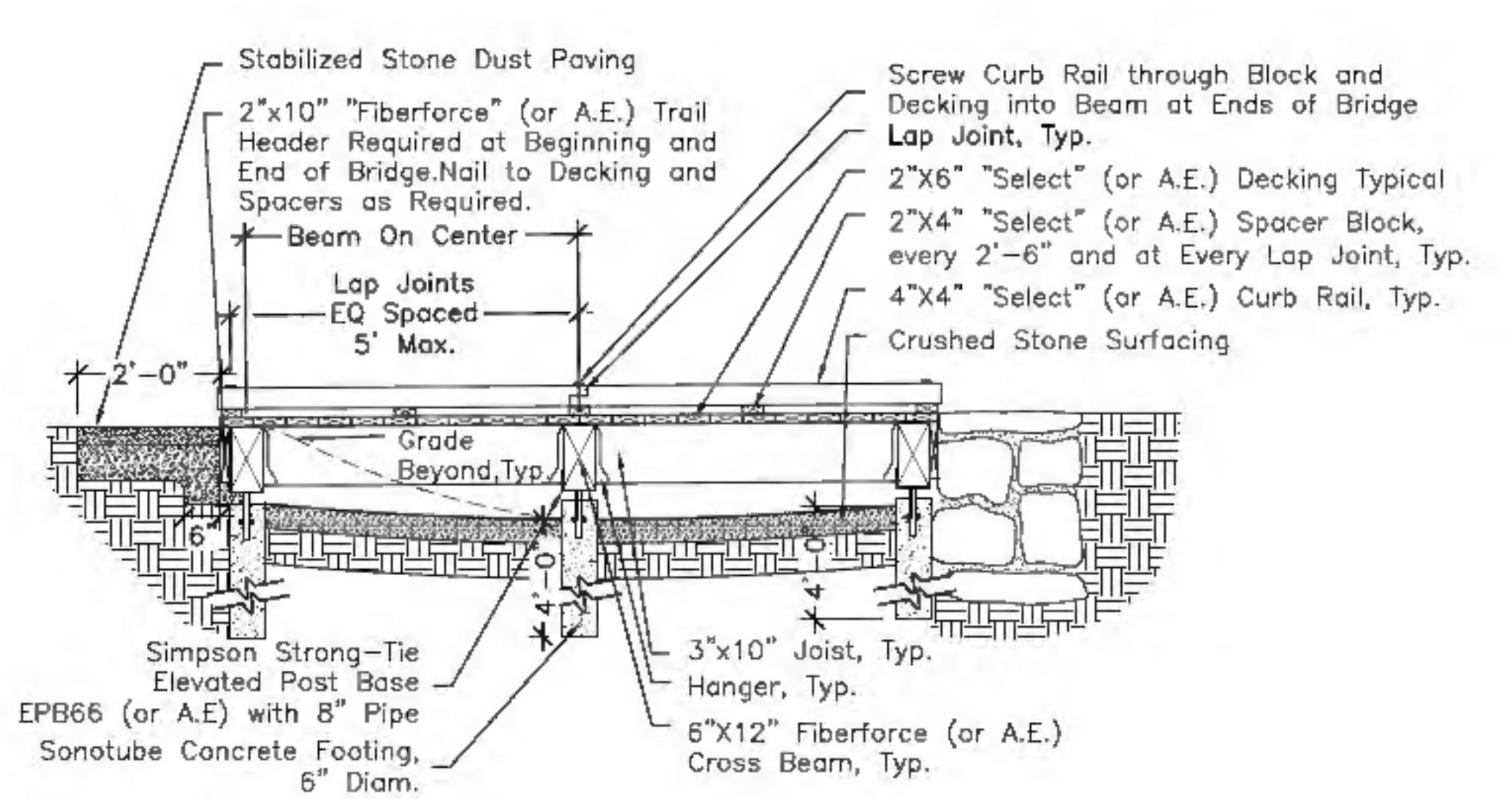
FUNCTION	DIM.	LENGTH
CURB RAIL	4"x4"	5'-0" or Less
SPACER BLOCK	2"x4"	4"
DECKING	2"x6"	6'-0"
JOIST - EDGES	3"x10"	6'-0"+
JOIST - CENTER	3"x10"	6'-0"+
CROSS BEAMS	6"x12"	6'-0"
TRAIL HEADER	2"x10"	6'-0"

##### NOTES:

- "Select (or A.E.)" members shall be HDPE Recycled Plastic Lumber with at least 85% recycled content, "Select" by Bedford Technology, 2424 Armour Road, PO Box 609, Worthington, MN 56187-0609, Phone (507) 372-5558, or Approved Equal. Boardwalk designed to accommodate 75 PSF Live Load. Decking to have Simulated Wood Grain Top Surface.
- "Fiberforce (or A.E.)" members shall be HDPE Structural-Grade Recycled Plastic Lumber with at least 85% recycled content and added fiberglass strands for increased stiffness, "Fiberforce" by Bedford Technology or Approved Equal.
- Color for all members to be "Mink" by Bedford Technology or Approved Equal.

#### 5 ADD ALT #2 RECYCLED PLASTIC TIMBER BOARDWALK/BRIDGE

Scale: 1/2" = 1'-0"



DATE: 03-09-2022  
 SCALE: As Noted  
 FILE: 2020-6-0-Details.dwg  
 DWN BY: JAW  
 CKD BY: DJC  
 PROJ. #: 2020



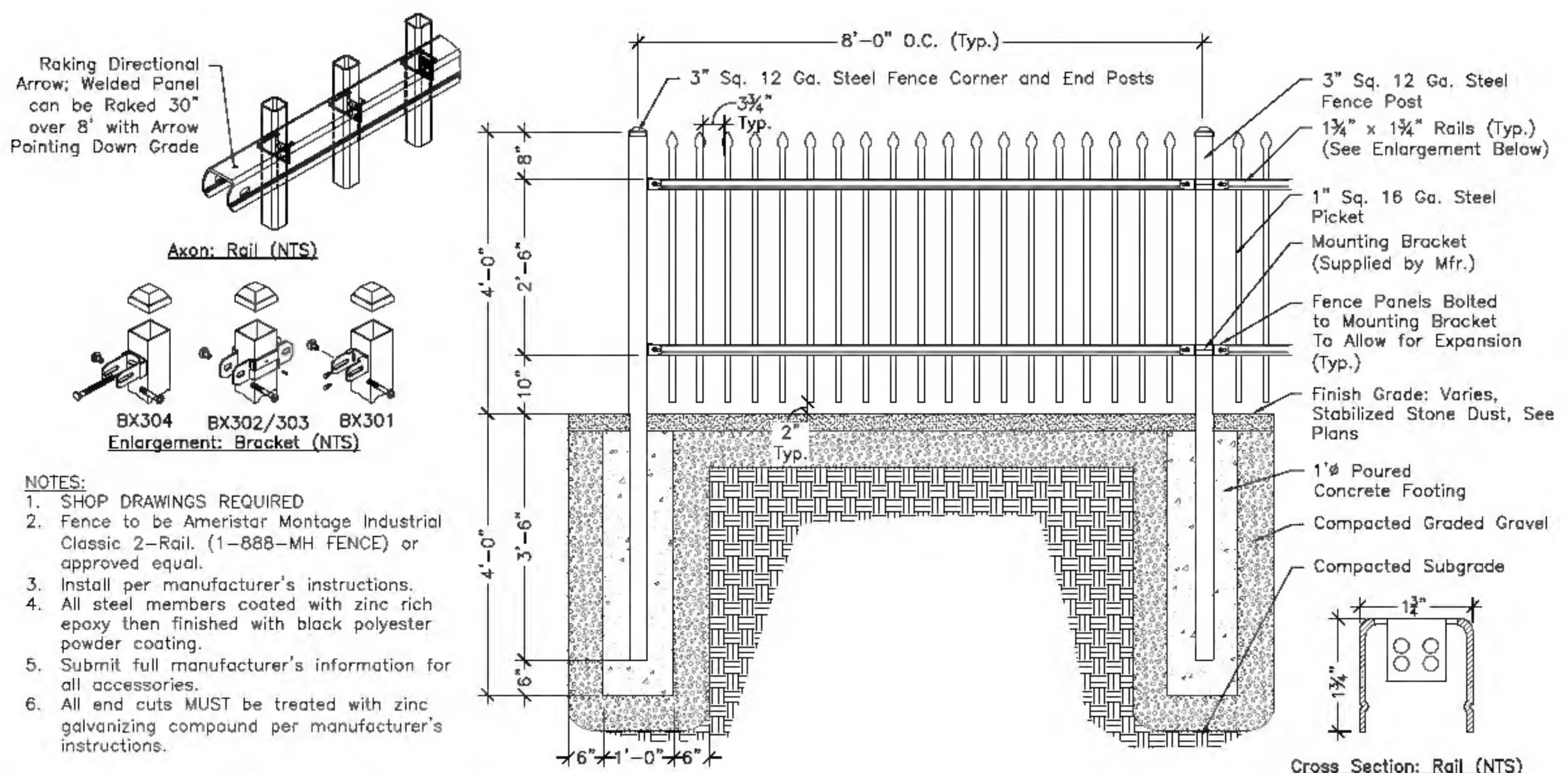
L5.0

# MARBLE FARM PARK

## Maynard, MA

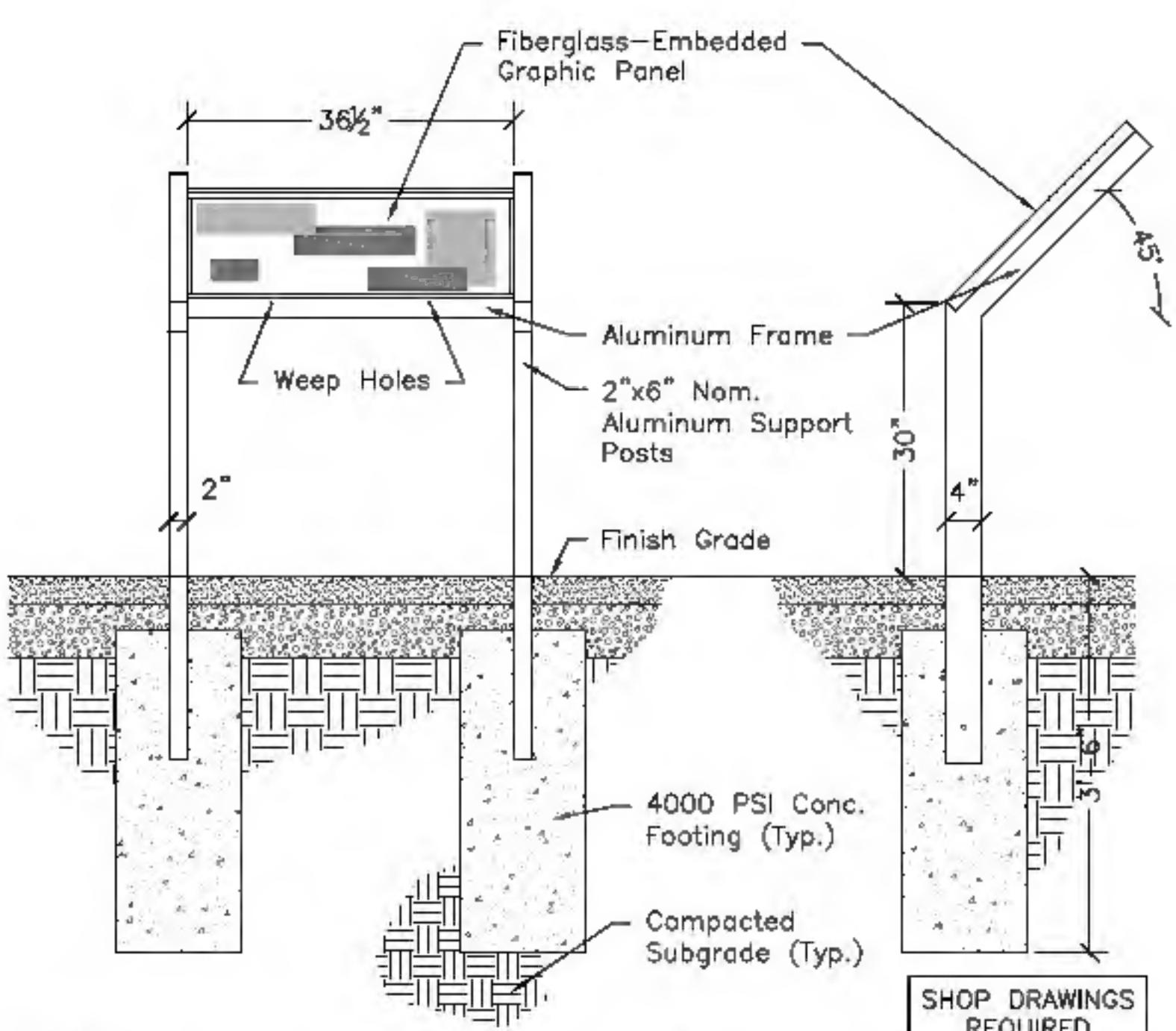
### DETAILS - SITE FURNITURE & FENCE

CBA | Landscape Architects LLC  
24 THORNDIKE STREET | CAMBRIDGE MA 02141 | www.cband.com | landscape architecture  
urban design  
master planning



1 4 FT. HIGH TUBULAR STEEL FENCE

Scale: 3/4" = 1'-0"



NOTES:

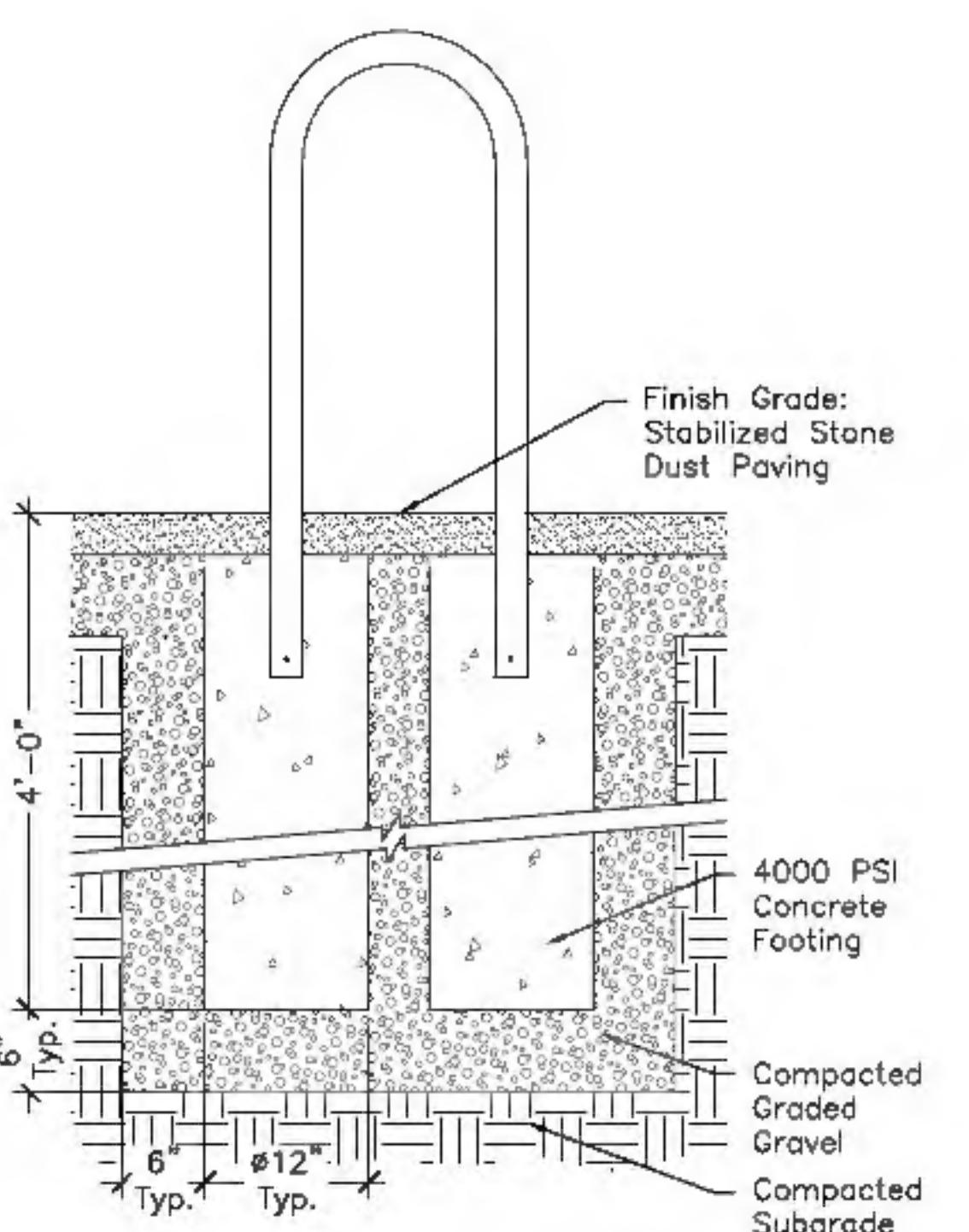
1. Graphics for Signs to be provided by the Landscape Architect in production-ready digital format. (1 Sign)
2. Frame to be "NPS-C45 - NPS Style Cantilever Pedestal" by Fossil Industries of 44 Jefry Boulevard Deer Park, NY 11729 or Approved Equal. Frame and Sign to be provided by the same manufacturer.
3. Frame finish to be polyester powder-coated; color to be selected from manufacturer's standard colors.

3 ADD ALT #1 INTERPRETIVE SIGN

Scale: 3/4" = 1'-0"

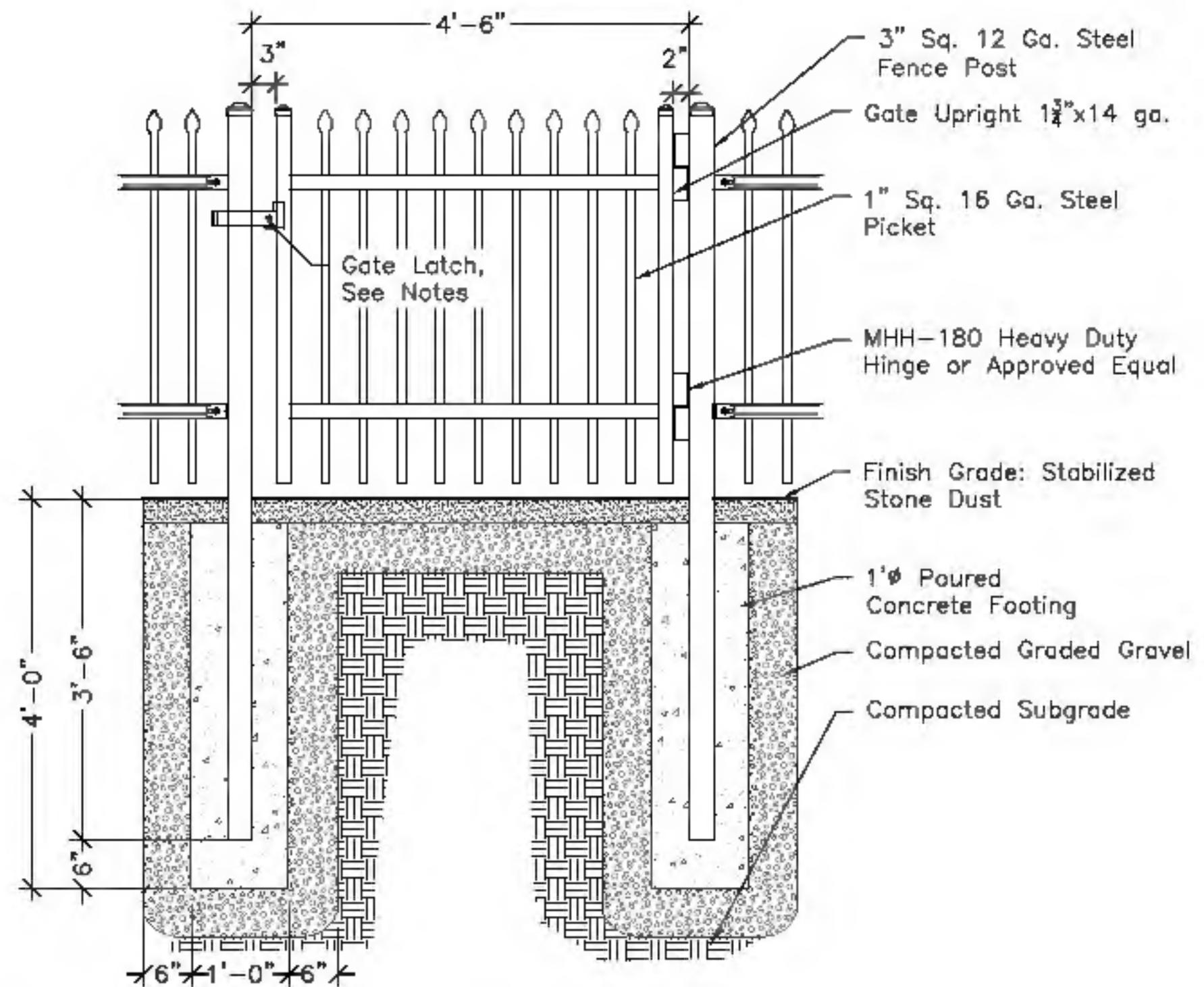
4 ADD ALT #3 BIKE RACK

Scale: 1" = 1'-0"



NOTES:

1. Bike Racks to be U Post Bike Rack by MassCor Industries, or Approved Equal.
2. Finish to be powdercoat. Color to be black.
3. Install bike racks according to Manufacturer's Specifications.

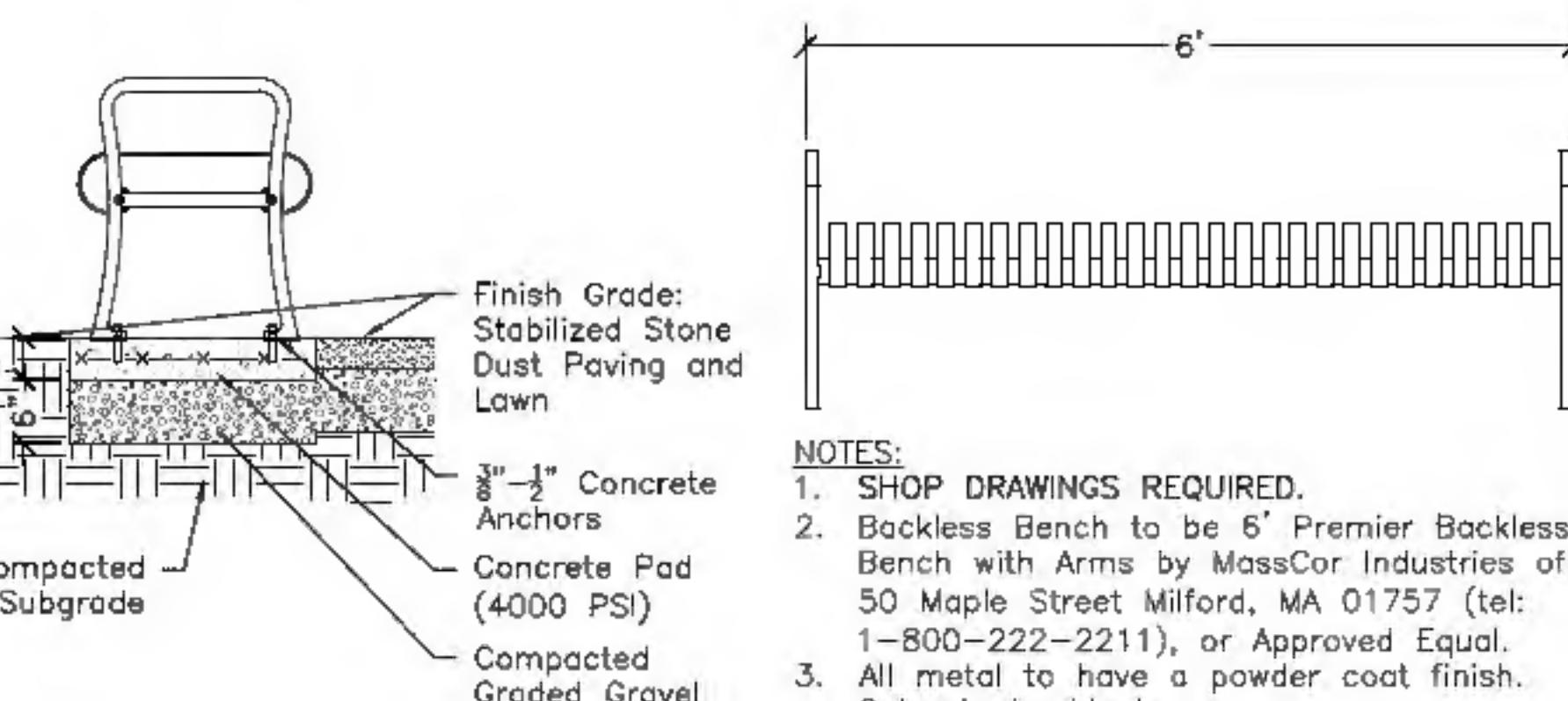


NOTES:

1. SHOP DRAWINGS REQUIRED
2. Gate to be Ameristar Montage Industrial Classic 2-Rail, or approved equal.
3. Install per manufacturer's instructions.
4. All steel members coated with zinc rich epoxy then finished with black polyester powder coating.
5. Submit full manufacturer's information for all accessories. Latch to be a lockable heavy-duty latch (Strong-Arm by Ameristar or Approved Equal)
6. All end cuts MUST be treated with zinc galvanizing compound per manufacturer's instructions.

2 4 FT. HIGH TUBULAR STEEL GATE

Scale: 3/4" = 1'-0"

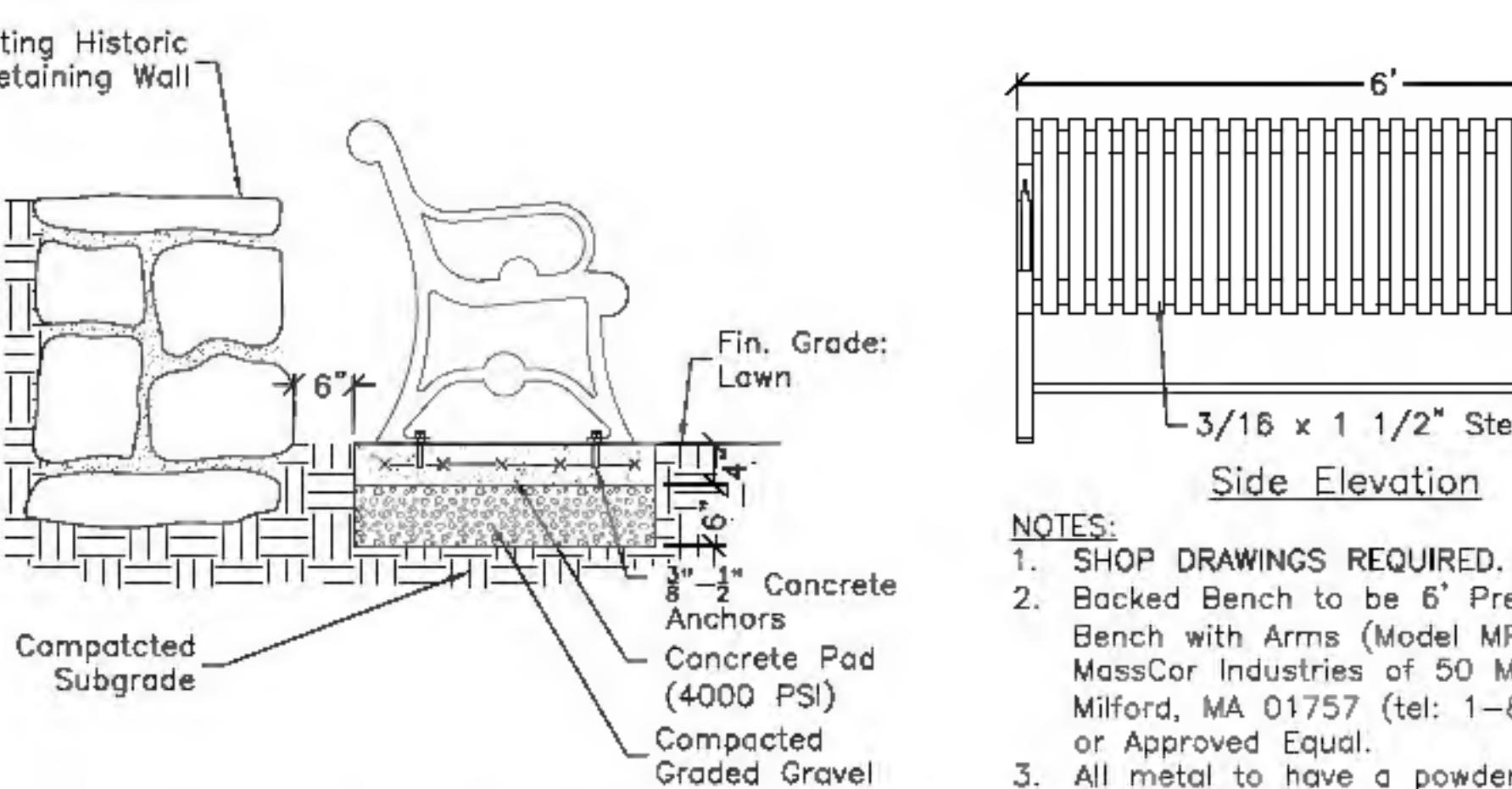


NOTES:

1. SHOP DRAWINGS REQUIRED.
2. Backless Bench to be 6' Premier Backless Bench with Arms by MassCor Industries of 50 Maple Street Milford, MA 01757 (tel: 1-800-222-2211), or Approved Equal.
3. All metal to have a powder coat finish. Color to be black.

5 6' BACKLESS METAL BENCH

SCALE: 3/4" = 1'-0"



NOTES:

1. SHOP DRAWINGS REQUIRED.
2. Backed Bench to be 6' Premier Backed Bench with Arms (Model MPBPR) by MassCor Industries of 50 Maple Street Milford, MA 01757 (tel: 1-800-222-2211), or Approved Equal.
3. All metal to have a powder coat finish. Color to be black.

6 6' BACKED METAL BENCH

SCALE: 3/4" = 1'-0"

DATE: 03-09-2022  
SCALE: As Noted  
FILE: 2020-5-0-Details.dwg  
DWN BY: JAW  
CKD BY: DJC  
PROJ. #: 2020



L5.1